



1 Spring Road, Lichfield, Staffordshire, WS13 6BQ

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

# 1 Spring Road, Lichfield, Staffordshire, WS13 6BQ

## £325,000

Bill Tandy and Company are delighted to offer for sale this superb sized and substantially extended detached family home, superbly positioned on a corner plot with gardens to front and both sides and garage and parking. We strongly urge the property is viewed internally for it to be fully appreciated. The property itself comprises 'L' shaped reception hall, useful ground floor shower room/utility, lounge, dining room, conservatory and breakfast kitchen. To the first floor are three bedrooms and updated shower room. One of the distinct features of the property is the external space complemented with landscaped gardens providing a low maintenance feel, detached garage and parking area.



### RECEPTION HALL

accessed via a double glazed front entrance door with windows either side and having laminate flooring, radiator, stairs to first floor accommodation with under stairs storage cupboard and doors open to:

### LOUNGE

3.93m x 3.34m (12' 11" x 10' 11") having double glazed bow window to side, radiator and feature fireplace. Bi-fold doors open to:

### DINING ROOM

3.22m x 2.77m (10' 7" x 9' 1") having radiator, door to kitchen and window and door providing access to the conservatory.

### CONSERVATORY

2.57m x 2.33m (8' 5" x 7' 8") having a range of double glazed windows overlooking the garden, door to garden and tiled floor.

### EXTENDED BREAKFAST KITCHEN

4.53m x 4.30m max (14' 10" x 14' 1" max) having double glazed window to front, side door to garden, Karndean flooring, comprehensive range of kitchen units comprising base cupboards and drawers surmounted by round edge work tops, tiled surround, wall mounted cupboards, inset one and a half bowl sink unit, spaces for white goods including fridge/freezer and dishwasher and space ideal for a free-standing cooker.

### UTILITY/SHOWER ROOM

3.70m x 1.71m (12' 2" x 5' 7") having double glazed window to side, tiled flooring, base storage cupboards with space for washing machine, inset sink, wall mounted store cupboard, low flush W.C., shower enclosure with shower over and radiator.



### FIRST FLOOR LANDING

having double glazed window to front and doors providing access to:

### BEDROOM ONE

4.08m x 3.15m (13' 5" x 10' 4") having laminate flooring, superb range of bedroom furniture comprising wardrobes, bedside cabinets, over bed storage and dressing table, double glazed window to side and radiator.

### BEDROOM TWO

3.27m x 3.10m (10' 9" x 10' 2") having double glazed window to side, store cupboard and radiator.

### BEDROOM THREE

3.99m x 2.67m (13' 1" x 8' 9") this superb sized and extended bedroom is presently used as a home office having double glazed window to side, laminate flooring and radiator.



### UPDATED SHOWER ROOM

having double glazed windows to front and side, Karndean flooring, electric chrome towel rail and modern contemporary suite comprising vanity unit with inset wash hand basin with mixer tap, low flush W.C. and shower enclosure with shower over and aqua boarding surround.

### OUTSIDE

The outside is superbly appointed with a corner plot with gardens to front and both sides. To the front of the property is a mainly low maintenance frontage with gravelled flower bed borders, hedged perimeter and side gate to the main garden. There is a driveway leading to the garage. To the left hand side of the property is an additional hedged perimeter with extends round to the front of the property. The main garden is positioned to the right hand side of the property and has been superbly landscaped providing a low maintenance garden having superb paved patio areas ideal for entertaining, storage shed and space behind the garage for storage.

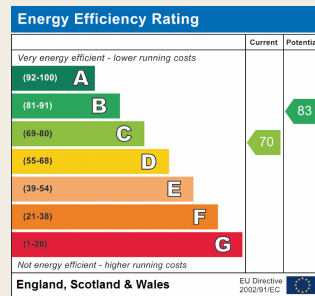


### GARAGE

(not measured) having an electrically operated roller shutter door to front and provides useful storage.

### COUNCIL TAX

Band C.



### TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



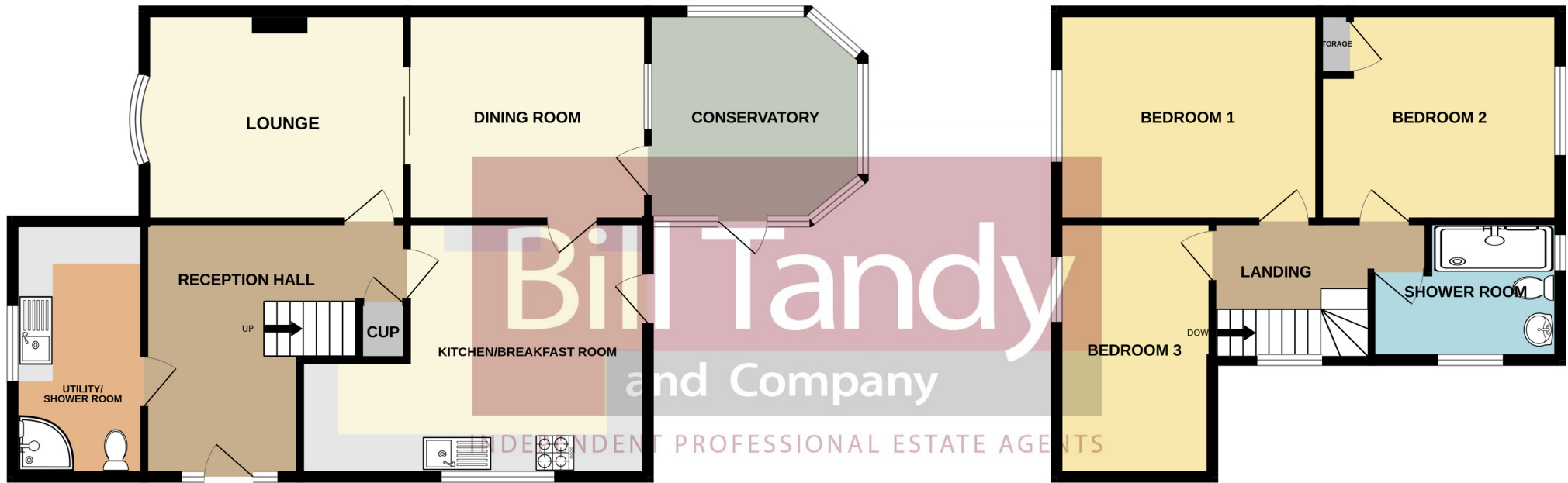
### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



1 SPRING ROAD, LICHFIELD, WS13 6BQ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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